



## **MODERN DETACHED 2 STOREY OFFICES** **210.84 SQ M (2,269 SQ FT)**

### **TO LET**

**INTERLINK HOUSE**  
**BRINKS PLACE**  
**CHORLEY STREET**  
**BOLTON**  
**BL1 4AL**

- **Modern detached 2-storey office building**
- **Situated within walking distance of Bolton town centre**
- **Fully DDA/Equality Act (2010) compliant**
- **Provides a mixture of open plan and cellular office rooms**
- **Passenger lift to first floor accommodation**
- **Private parking for 8-10 vehicles**
- **Suitable for service provider**
- **New lease available**

## LOCATION

The subject property is located on Brinks Place, which is accessed via Chorley Street in a mixed use predominantly commercial area of Bolton.

Brinks Place is a small enclave of industrial/workshop units, tucked away from Chorley Street. Interlink House is the second property on the left as you enter the Estate, occupying a slightly elevated position.

The property is situated approximately 1/4 mile from Bolton town centre and benefits from convenient communication links to the A666 St Peters Way, which is also within approximately 1/2 mile from the property and which facilitates links to the National Motorway Network.

David Lloyd Leisure Centre is also within walking distance of the premises, as is Bolton town centre and its amenities and shops.

## DESCRIPTION

The subject property comprises a modern, detached 2-storey office building, constructed circa 1990 of cavity facing brickwork, surmounted beneath a pitched tiled roof covering.

The property occupies a slightly elevated position and accordingly has both a ramped and a stepped access, and is fully compliant with Equality Act (2010) requirements.

At ground floor level, the accommodation totals approximately 96.53 sq m (1,039 sq ft), and consists of a dedicated reception area, meeting room/board room, waiting room and a large training room, which is capable of being split into two smaller rooms if necessary. To the rear right hand side of the accommodation there is a fully fitted kitchen. Effectively there are 3/4 good sized usable offices at ground floor.

At first floor level there are a further 6 good sized individual offices and a small store, all of which total approximately 114.31 sq m (1,230 sq ft).

The accommodation is well presented throughout and benefits from a good specification, including plaster painted walls and ceilings with ceiling mounted modern office lighting, and perimeter trunking throughout. There is a passenger lift in the service court/landing area, which is capable of accommodating up to 5 persons.

Externally there is a secure compound to the rear which can accommodate 4 to 5 vehicles, and there is further external space to the left hand side of the property which can accommodate a further 4 vehicles.

## ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	96.53 sq m	(1,039 sq ft)
First floor	114.31 sq m	(1,230 sq ft)
<b>Total</b>	<b>210.84 sq m</b>	<b>(2,269 sq ft)</b>

**\*Plus private car parking for 8-10 vehicles**

## LEASE TERMS

Available by way of a new Full Repairing and Insuring lease for a term of 5 to 10 years.

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



## RENTAL

£25,000 per annum exclusive

## VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

## RATES

Rateable Value: £24,000 (2017 Rating List)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £, or £0.491 pence in the £ for qualifying small businesses.

## SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

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